

STATE OF ALABAMA)
SHELBY COUNTY)

6483
KNOW ALL MEN BY THESE PRESENTS, THAT:

In consideration of the sum of ONE DOLLAR (\$1.00), and in consideration for the agreement of the Grantees herein named to assume one-half (1/2) of the indebtedness secured by certain mortgages hereinafter mentioned, to the Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, CHARLES W. STEWART and wife, RITA M. STEWART, do grant, bargain, sell and convey unto LESTER C. WYATT and wife, MARY B. WYATT as joint tenants, with right of survivorship, an undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the North 1/2 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 31; thence in an easterly direction, a distance of 452.73 feet; thence 86 degrees 31 minutes 40 seconds right, in a southerly direction, a distance of 1321.78 feet; thence 47 degrees 06 minutes right, in a southwesterly direction, a distance of 250.20 feet to the point of beginning, said point being in the approximate center line of an existing road; thence 79 degrees 55 minutes 15 seconds right, in a northwesterly direction along said approximate center line, a distance of 149.66 feet to the beginning of a curve to the left, having a radius of 113.67 feet and a central angle of 66 degrees 50 minutes; thence southwesterly along said curve and approximate center line, a distance of 132.59 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve, a distance of 85.50 feet to a point on the easterly right of way line of a now existing Highway 31 South, said point being on a curve having a radius of 2010.08 feet and subtended by a chord length of 868.19 feet, and from last described course, turn an angle of 67 degrees 46 minutes 46 seconds left to said chord; thence in a southerly direction along said curve and right of way line, a distance of 875.07 feet to the point of Spiral to Curve of said right of way; thence from last described chord, turn 15 degrees 07 minutes 04 seconds right to chord of said Spiral, said chord having a length of 307.65 feet; thence in a southerly direction along said Spiral and right of way line, a distance of 307.95 feet to the point of Tangent to Spiral of said right of way line, said point being at Highway Station 66 plus 61.9; thence from last described chord, turn 1 degree 31 minutes 12 seconds right, in a southerly direction along said right of way line, a distance of 143.58 feet; thence 90 degrees left, in a southeasterly direction, a distance of 46.43 feet; thence 41 degrees 55 minutes left, in a northeasterly direction, a dis-

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tance of 378.44 feet; thence 8 degrees 03 minutes 30 seconds right, in a northeasterly direction, a distance of 137.37 feet; thence 8 degrees 02 minutes right, in a northeasterly direction a distance of 529.00 feet to a point in the approximate center line of said existing road; thence 97 degrees 15 minutes 06 seconds left, in a northwesterly direction along said approximate center line, a distance of 152.06 feet; thence 5 degrees 32 minutes 03 seconds left, in a northwesterly direction, a distance of 210.29 feet to the beginning of a curve to the left, having a radius of 965.17 feet, and a central angle of 23 degrees 24 minutes 51 seconds; thence northwesterly along said curve and approximate center line, a distance of 394.42 feet to end of said curve; thence in a northwesterly direction along a line tangent to said curve, a distance of 380.41 feet to the Point of Beginning; containing 17.1 Acres, more or less. Subject to existing rights of way and restrictive covenants as shown in deed from Rollin L. Johnson and wife, Haynie E. Johnson; Lyndal J. Cline and husband, Luther E. Cline and Addie J. Smith and husband, Theron E. Smith recorded in Book 281, page 6, in the Probate Office of Shelby County, Alabama.

The grantees herein do hereby assume liability for the payment of one-half (1/2) the debt secured by that certain mortgage executed by Charles W. Stewart and wife, Rita M. Stewart to Rollin L. Johnson, Lyndal J. Cline and Addie J. Smith dated June 19, 1973 and recorded in Mortgage Book 331, at page 840, in the Office of the Judge of Probate of Shelby County, Alabama.

The grantees herein do hereby further assume liability for the payment of one-half (1/2) the debt secured by that certain mortgage executed by Charles W. Stewart and wife, Rita M. Stewart to Central Bank and Trust Company dated June 21, 1973 and recorded in Mortgage Book 331, at page 853, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 1973 due October 1, 1973;
2. Mortgage executed by Charles W. Stewart and wife, Rita M. Stewart to Rollin L. Johnson, Lyndal J. Cline and Addie J. Smith dated June 19, 1973 and recorded in Mortgage Book 331, at page 840, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Mortgage from Charles W. Stewart and wife, Rita M. Stewart to Central Bank and Trust Company dated June 21, 1973 and recorded in Mortgage Book 331, at page 853, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said LESTER C. WYATT and wife, MARY B. WYATT as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby

created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above noted; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 24 day of July, 1973.

Charles W. Stewart (SEAL)
Charles W. Stewart

Rita M. Stewart
Rita M. Stewart



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Shelby Cnty Judge of Probate, AL
06/24/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. NO. & PAGE NO. SHOWN ABOVE
1974 JUL 24 AM 8:53
CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA)

COUNTY OF)

I, Mary Sue Largin, a Notary Public in and for said County, in said State, hereby certify that Charles W. Stewart and wife, Rita M. Stewart, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of July, 1973.

Mary Sue Largin
Notary Public

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